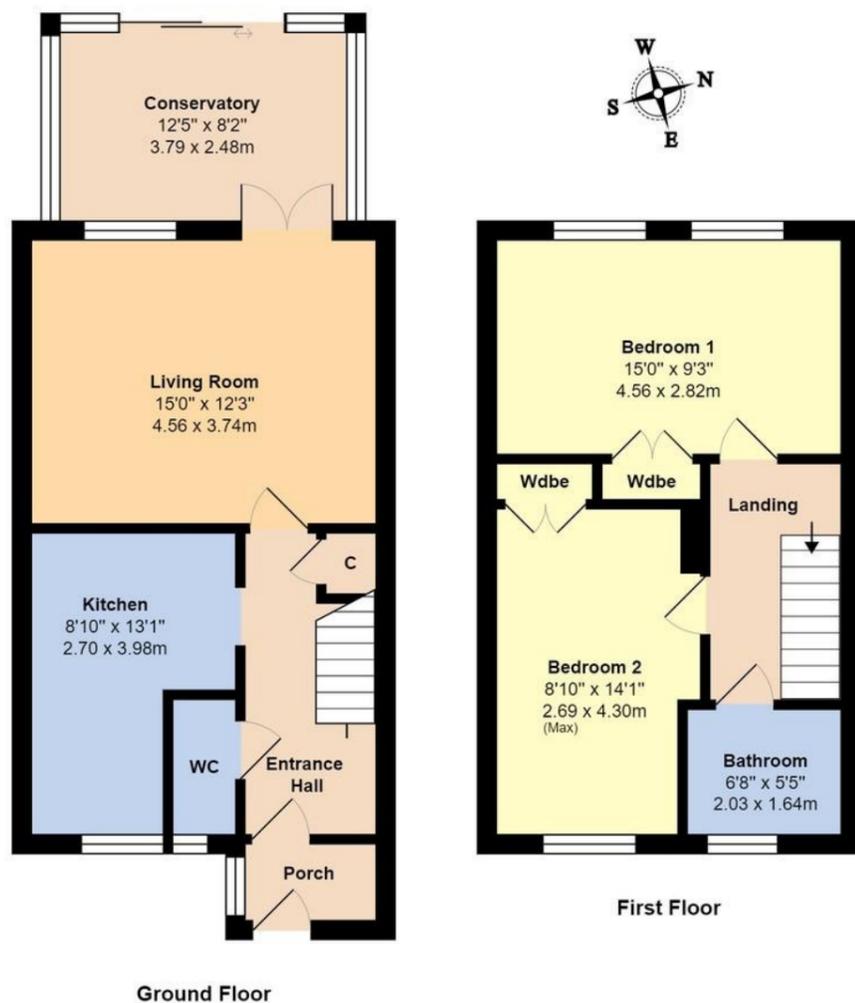


1 Dinsdale Gardens, Rustington,
BN16 2JY
£325,000



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Jtm 2022



****NO ONWARD CHAIN**** Offering the impressive qualities of **OFF ROAD PARKING** to the front as well as **DIRECT GARAGE ACCESS** from a westerly facing rear garden is this delightful mid-terraced house, conveniently situated within the heart of the village centre.

Internally, the property boasts deceptively spacious accommodation configured as; two double bedrooms, both with recessed wardrobes; a full width living room; modern fitted kitchen; conservatory; first floor bathroom/WC; and a ground floor cloakroom.

Outside, the aforementioned rear garden is well-enclosed and laid mainly to lawn, whilst the front garden has been fully adapted to a blocked paved driveway. There is also an additional allocated car parking space located within the rear garage compound.

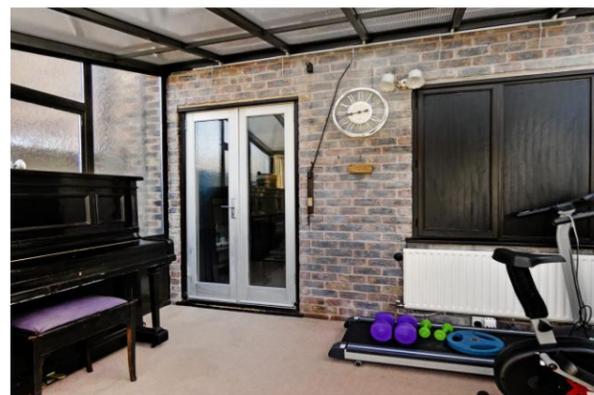
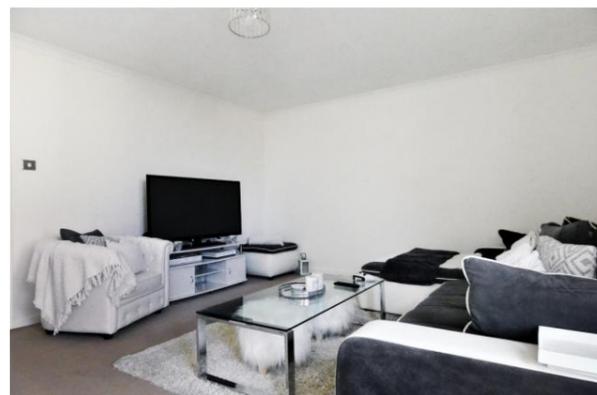
Further benefits include; an enclosed entrance porch; gas central heating; double glazing; and a sizeable loft space that offers potential for conversion (subject to planning to consent), as has been exploited by some of the neighbouring properties in the area.

Tenure: Freehold
Council Tax Band: C
Energy Efficiency Rating: C

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

1 Dinsdale Gardens, Rustington, Littlehampton, BN16 2JY

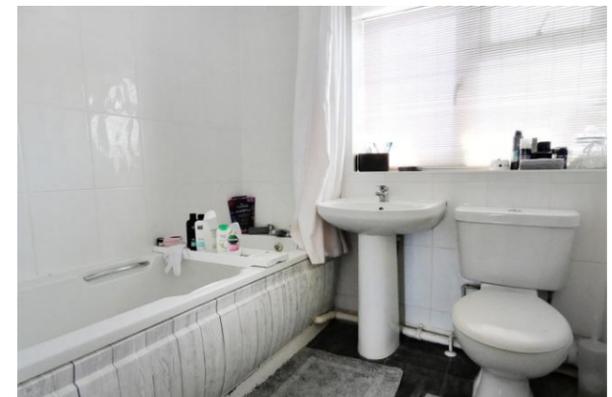
£325,000



The position of the property, within the popular Sussex Park development, is a key advantage, being within only a few hundred metres of the village's comprehensive shopping parade, with its vast range of shops, cafes and restaurants, whilst the picturesque seafront is found within only approximately 1 mile.

Notably, many of the village's fundamental amenities can also found in very close proximity including; Rustington CP School; Westcourt Medical Centre; dentist's surgeries and the Library. There is also easy access to several bus routes that operate through the village.

Rustington is centrally located on the West Sussex coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing. Additionally, Angmering mainline railway station can be found within approximately 1.5 miles and offers a regular service to London Victoria via Gatwick.



☞ *...OFF ROAD PARKING to the front as well as DIRECT GARAGE ACCESS from a westerly facing rear garden...*

